



DESIGN OBJECTIVES

Create a timeless contribution to the built environment through design, craft and sensibility to the surrounding context

Continue our commitment to strategic, sustainable, and affordable urban development

PROPOSAL

This proposal is addressing a need for affordable housing within the city's urban neighborhoods. The objective is to provide an opportunity for safe, simple, efficient living within an urban village. This achieves several objectives such as reduced commuting and encouraging live-where-you-work opportunities; keeping people and their contributions in the city rather than outlying suburbs; all the while utilizing the cities pre-established systems. Our commitment to the neighborhood, great design, and the health and well-being of our residents has resulted in several exciting up and coming communities throughout Seattle.

The Proposal:

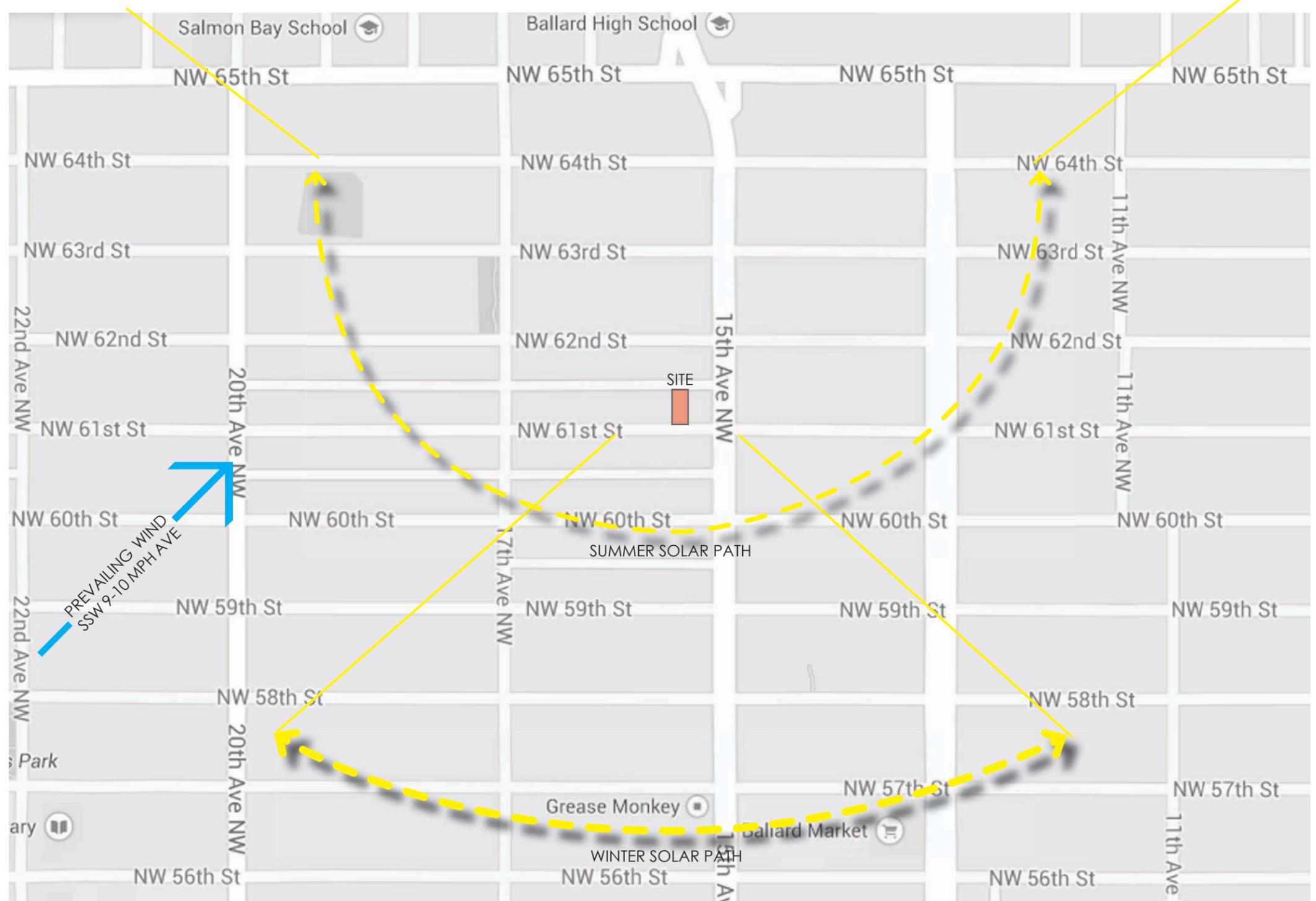
1506 NW 61ST STREET, SEATTLE WA

- NC3-40
- Site area - 4,753 +/-
- 4 story residential apartment building
- 30 units +/-
- Demolition of existing 2 story structure
- No parking provided

Design objectives and challenges drawn from analysis

- The neighborhood is an eclectic mix of architecture from different styles and time periods without any one predominant archetype or character.
- The scale of the neighborhood is single family home and low-rise residential in the form of apartment buildings and townhouses. 15th Ave NW is a main arterial street lined primarily with small and medium scale commercial.
- The commercially zoned site is adjacent to both the commercial space alongside 15th Ave NW and a single family dwelling. Responding to the character and use of both conditions is crucial.
- The small size of the site, the topography, and the residential character of the neighborhood make access to the site challenging. Addressing the access to the site and connection to the sidewalk is important.

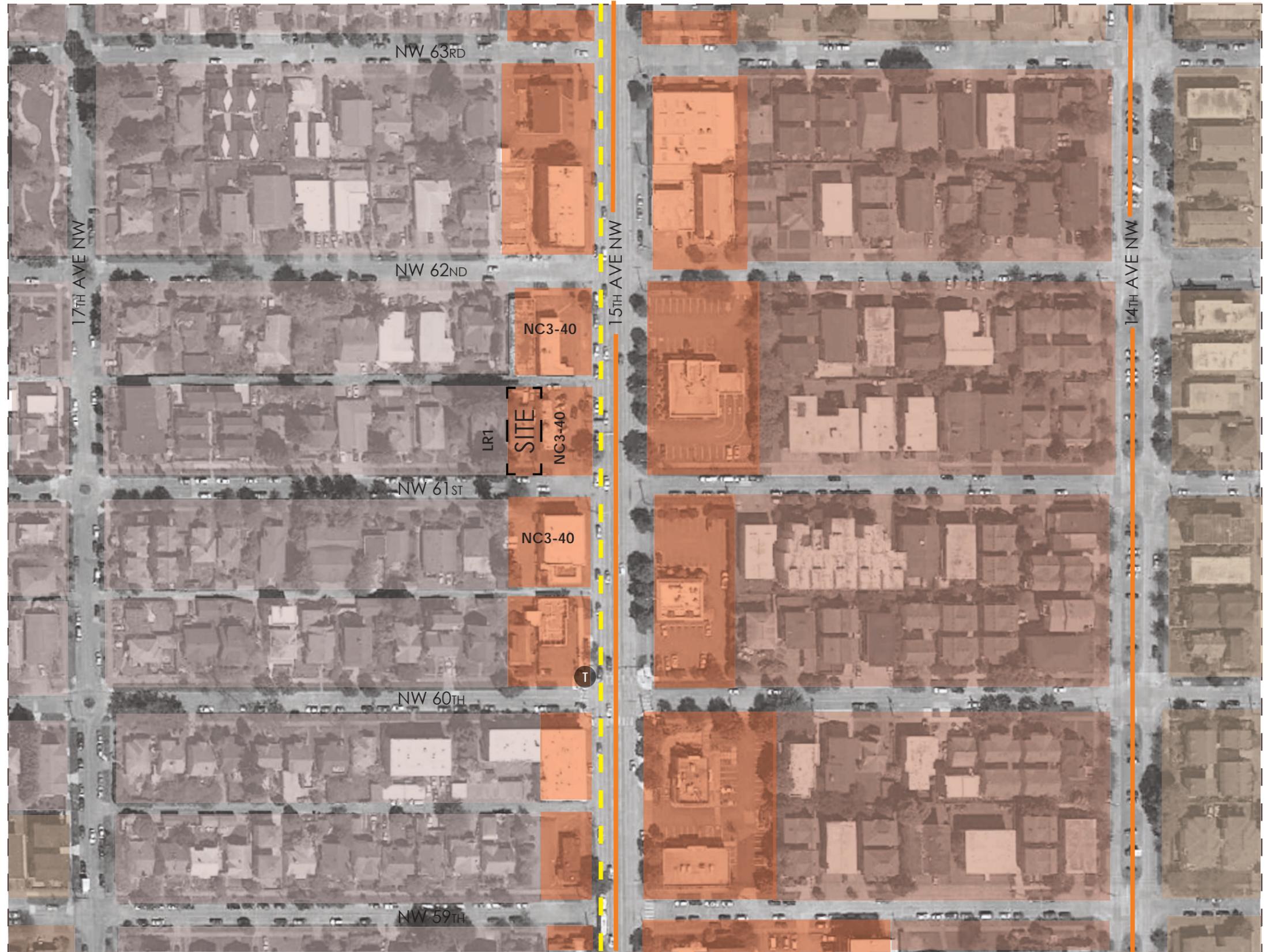
ENVIRONMENTAL ANALYSIS



ZONING

KEY

- NC3-40
- LR1
- LR2
- LR3



CIRCULATION, TRANSIT, & NEIGHBORHOOD AMENITIES

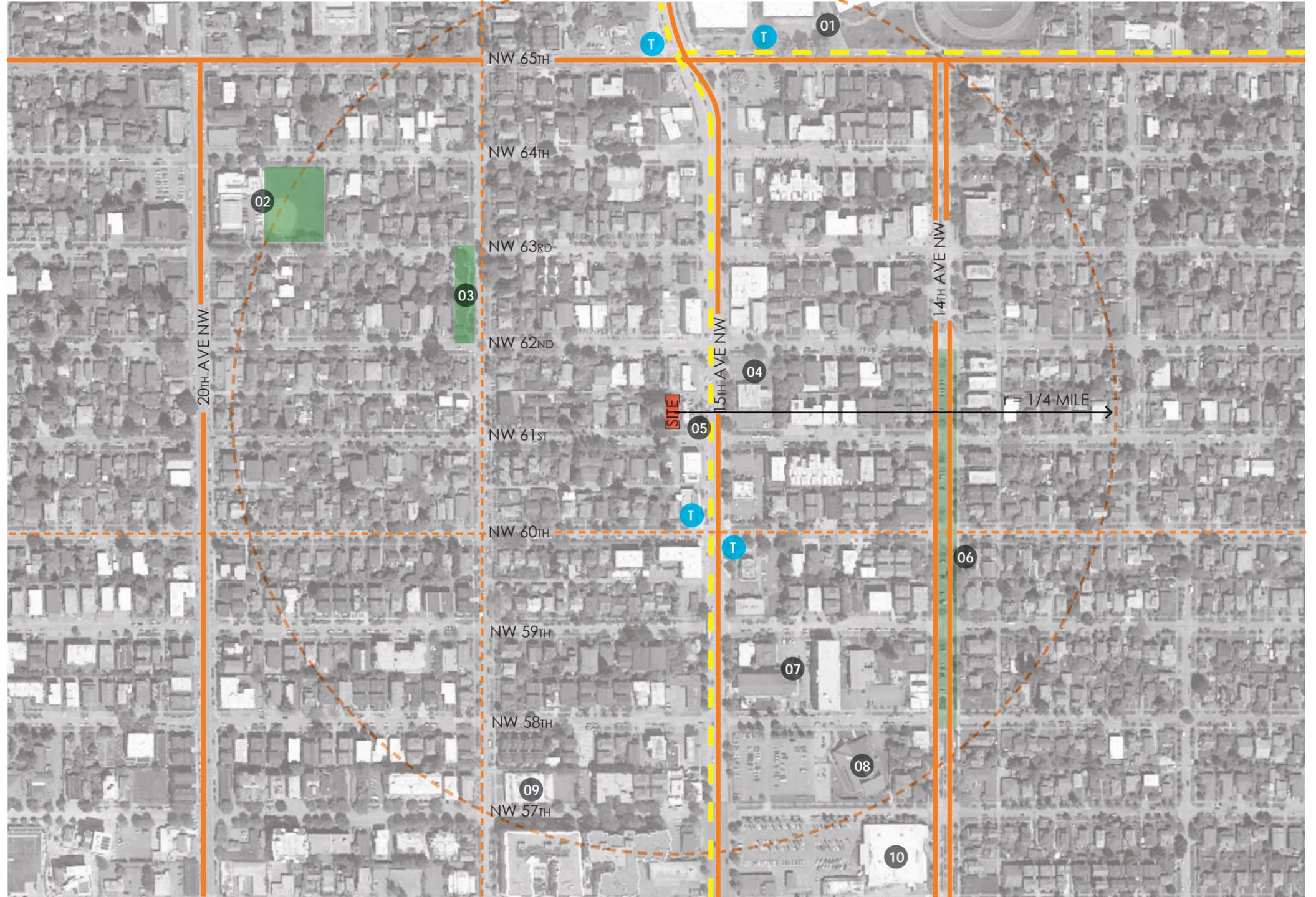
KEY

- MAIN
- - - ARTERIAL
- - - BIKE ROUTE / LANES
- T TRANSIT STOP
- - - TRANSIT ROUTE

- 01 BALLARD HIGH SCHOOL
- 02 BOYS AND GIRLS CLUB
- 03 BALLARD CORNERS PARK
- 04 US BANK
- 05 TACO DEL MAR
- 06 14TH AVE PARK BOULEVARD (PROPOSED)
- 07 SAINT ALPHONSUS CHURCH
- 08 SAINT ALPHONSUS PARISH SCHOOL
- 09 BALLARD POST OFFICE
- 10 BALLARD MARKET

PUBLIC TRANSPORTATION

The project is located in an area with access to several transit public routes. It is less than half a block from a stop on the Rapid Ride transit line that connects Downtown, Ballard, & North Beach. A transfer stop for frequent service running East-West is a third of a mile South of the site. It is also within walking distance of the main commercial areas of Ballard





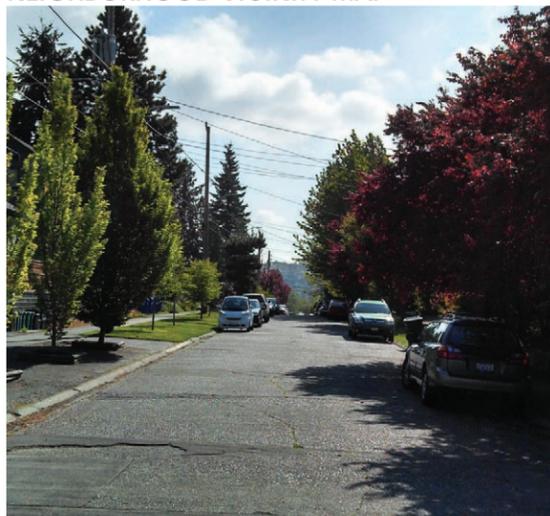
NEIGHBORHOOD VICINITY MAP



01. Commercial Alongside 15th St NW



02. Multi-Family development along NW 61st



03. Vegetation along NW 61st St



04. Condos



05. New Multi-family development on NW 62nd St



06. Commercial alongside 15th Ave NW

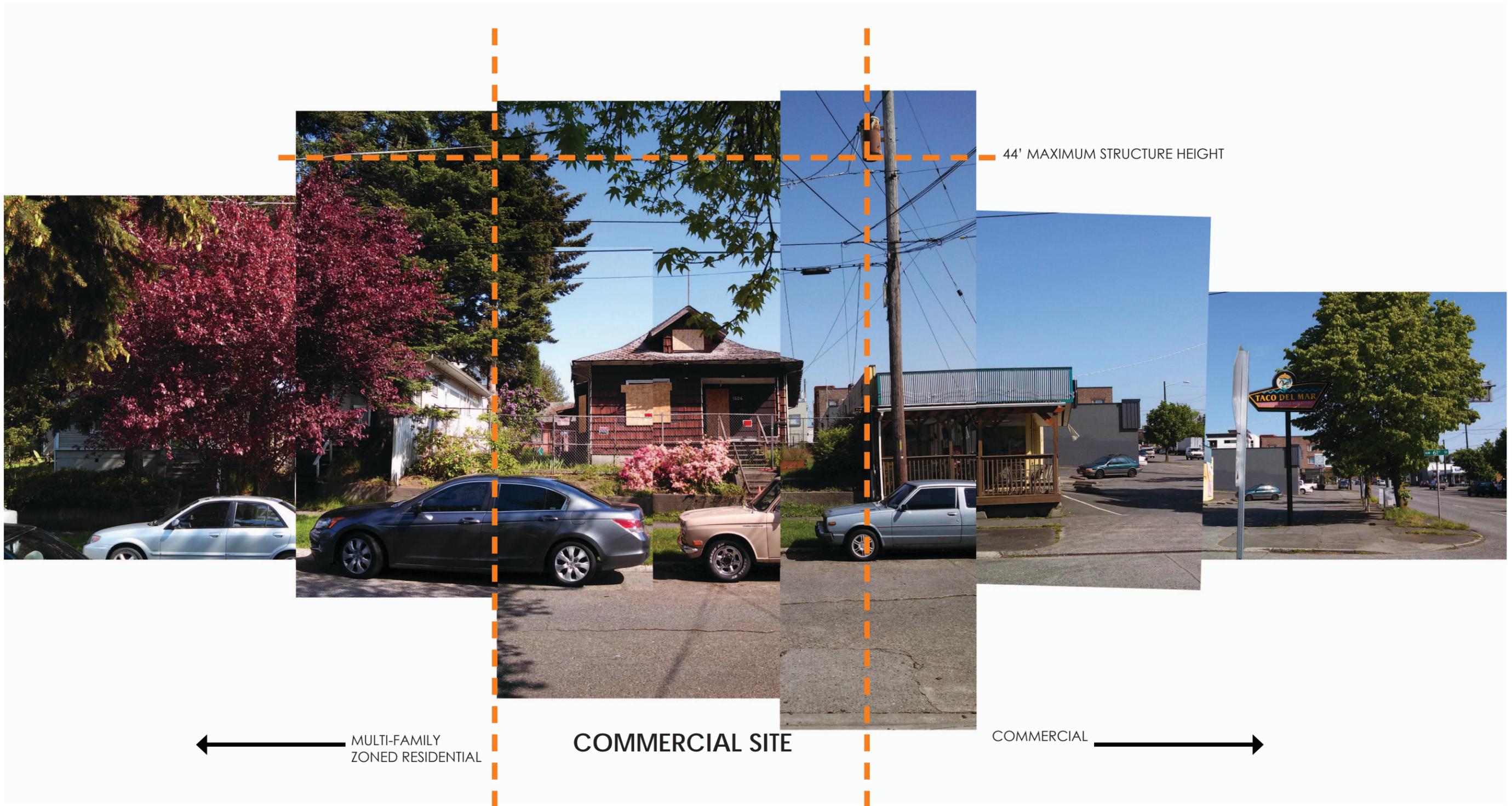


07. Townhomes

NEIGHBORHOOD CONTEXT | SUMMARY

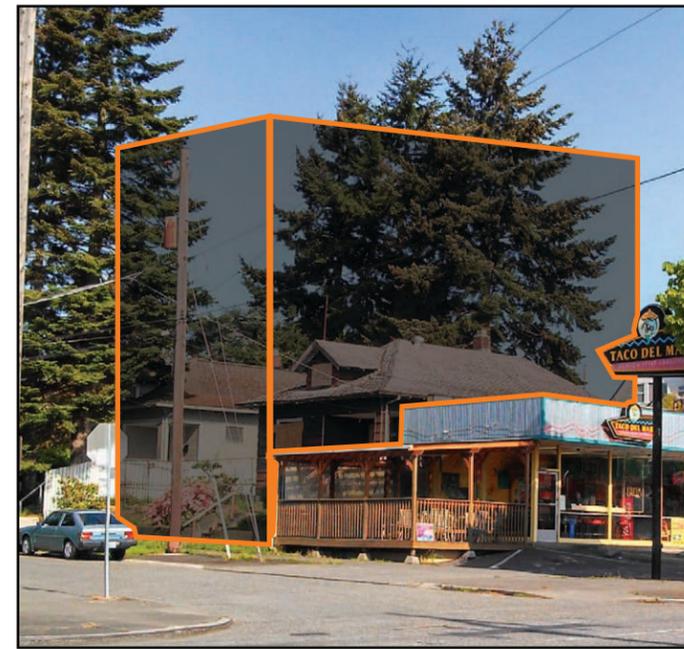
The neighborhood is a mix of single family and low rise multi-family residential with small scale commercial along 15th Ave NW, the major street in the area. In addition to the commercial adjacent to 15th Ave NW, the area is served by amenities to the South along Market St and the historic Ballard area to the Southwest. While not immediate, many of these urban features are still walkable and easily accessed.

There does not seem to be one prominent or dominant architectural category, so the aesthetics will be informed by the function of the building, commercial zoning of the property, as well as the characteristics of the site. Cues will be taken from the residential neighborhood, striving towards a refined, elegant aesthetic.

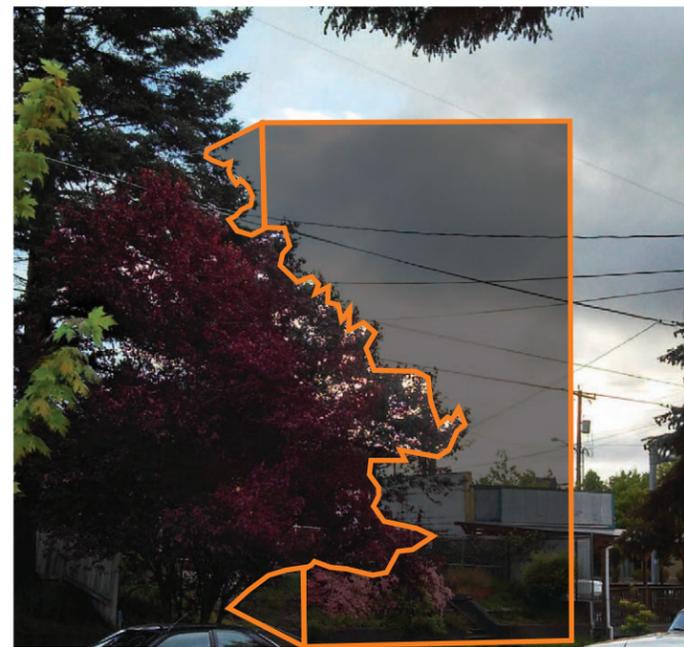




SITE VICINITY MAP



01. SITE | Looking NW from across intersection of 15th Ave NW and NW 61st St



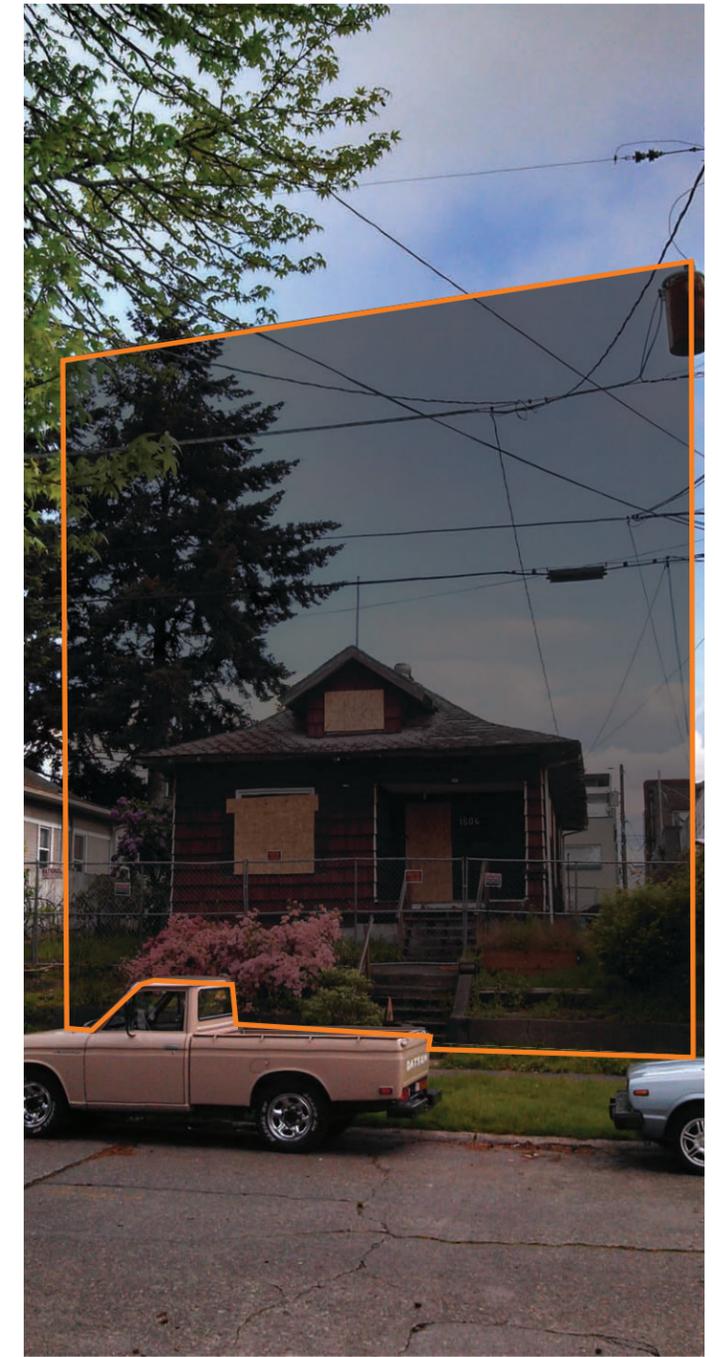
03. SITE | Looking NE across NW 61st St



04 View from site looking South across NW 61st St



05. SITE | N approach to site from Alley



06. Commercial Alongside 15th St NW

SEATTLE MUNICIPAL CODE TITLE 23

REQUIREMENTS FOR NEIGHBORHOOD COMMERCIAL (NC3-40) ZONES:

SMC 23.47A.004 (TABLE A) | PERMITTED USES
RESIDENTIAL USES ARE PERMITTED OUTRIGHT

SMC 23.47A.012 | STRUCTURE HEIGHT:
MAXIMUM HEIGHT: 40' + 4' (SECTION A.1 or C.2) = 44'

SMC 23.47A.013 | FLOOR AREA RATIO:
MAXIMUM F.A.R. RESIDENTIAL USE: 3.00
MINIMUM F.A.R. RESIDENTIAL USE: 1.50
PROPOSED 3.00

SMC 23.47A.013 | SETBACK REQUIREMENTS:
FRONT: 0'
REAR: 5' MIN.
EAST SIDE @ >40' FACADE: 0'
SIDE @ <40' FACADE: 15' MIN.

SMC 23.47A.024 | AMENITY AREA
AMENITY AREA REQUIRED: EQUAL TO 5% OF TOTAL GROSS RESIDENTIAL FLOOR AREA, MEETING THE FOLLOWING STANDARDS:
- ALL RESIDENT SHALL HAVE ACCESS TO AT LEAST ONE COMMON OR PRIVATE AMENITY AREA
- AMENITY AREAS SHALL NOT BE ENCLOSED
- COMMON AMENITY AREAS SHALL HAVE A MIN. HORIZ. DIMENSION OF 10' AND BE NO LESS THAN 250 SF IN SIZE
- PRIVATE BALCONIES & DECKS SHALL HAVE A MIN. AREA OF 60 SF AND NO HORIZ. DIMENSION LESS THAN 6'

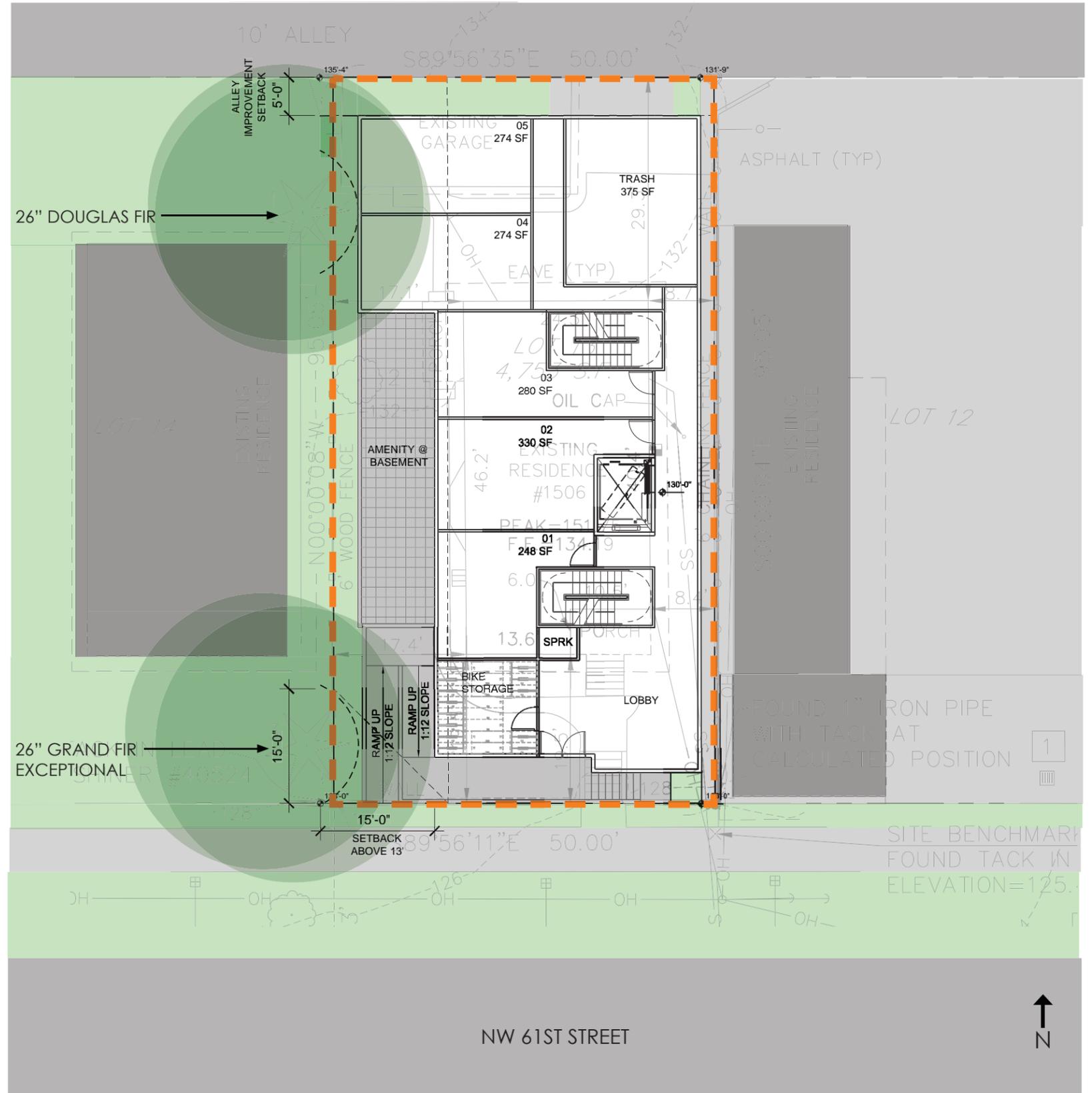
SMC 23.54.015 | REQUIRED PARKING
REQUIRED PARKING IN NC3 ZONES WITHIN AN URBAN VILLAGE:
NOT REQUIRED, PER TABLE B FOR SMC 23.54.015: SECTION II ITEM "M".

SMC 23.47A.016 | LANDSCAPE STANDARDS:
GREEN FACTOR SCORE OF .3 OR GREATER IS REQUIRED

SMC 23.47A.008 | STREET-LEVEL DEVELOPMENT STANDARDS
STREET-LEVEL STREET-FACING FACADES CONTAINING A RESIDENTIAL USE SHALL HAVE A PROMINENT PEDESTRIAN ENTRY; AND THE FLOOR OF A DWELLING UNIT LOCATED ALONG THE STREET-LEVEL STREET-FACING FACADE SHALL BE AT LEAST 4' ABOVE OR BELOW SIDEWALK GRADE OR BE SET BACK AT LEAST 10' FROM THE SIDEWALK

LEGAL DESCRIPTION OF SITE

LOT 13, BLOCK 19, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WASHINGTON.
EXCEPT THE NORTH 5 FEET THEREOF CONVEYED OT THE CITY OF SEATTLE FOR ALLEY BY DEED RECORDED UNDER RECORDING NO. 1289135
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON
(PER OLD REPUBLIC TITLE, ORDER NUMBER: 5207118149)



CITYWIDE DESIGN GUIDELINES

CONTEXT & SITE

CS1.B1 | SUN AND WIND: Take advantage of solar exposure and natural ventilation. *Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.*

The majority of windows are oriented to the west and south for optimal solar gain and to take advantage of prevailing S/SW breezes for natural ventilation.

CS1.B2 | DAYLIGHT AND SHADING: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

The preferred scheme pushes the mass of the building to the East, helping to achieve two of these guidelines : opening up an amenity space court at the basement level and allowing natural light to basement units, as well as reducing the shadow impact on the LR1 zoning to the West.

CS1.C | TOPOGRAPHY: *Use the natural topography* and/or other desirable land forms or features to inform the project's design.

The topography of the site slopes up from South to North, as well as from East to West. By providing a basement with open court to the West, it allows primary access to level 1 by ramps and stairs from the South as well as secondary alley access.

CS2.B2 | CONNECTION TO STREET: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. *Consider the qualities and character of the streetscape - it's physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and it's function (major retail street or quieter residential street) - in siting and designing the building.*

NW 61st provides multiple design cues that the preferred scheme incorporates to connect with the street. A narrow planting strip and retaining wall condition with access to the site via stairs or driveway is a common element of the existing streetscape. The preferred scheme echoes that, as well as reflecting the setback from the sidewalk and structure separation that exists elsewhere on the street.

CS2.D1 | EXISTING DEVELOPMENT AND ZONING: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to *determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning* or anticipated by applicable policies.

The NC3-40 site has a 44' height limit (with provisions) and is adjacent to a LR1 zone with a 30' maximum height. The massing of the preferred scheme is divided into two elements; one with a commercial feel to reflect the commercial zoning to the North and East, and a second portion with a shed roof sloping to the West to provide a transition to the LR1 less intensive zoning and emulating some of the townhome archetype along the street. The preferred scheme also responds to the adjacent zoning in plan, with the street facing facade stepping back from the sidewalk as it approaches the LR1 zone.

CS2.D3 | ZONE TRANSITIONS: For projects located at the edge of different zones, *provide an appropriate transition or complement to adjacent zone(s)*. Projects should create a step in perceived height, bulk, and scale between the anticipated development potential of the adjacent zone and the proposed development. Consider: Distance to the edge of a less (or more) intensive zone; Differences in developmental standards between abutting zones; The type of separation form adjacent properties (e.g. separation by property line only, by an alley or street or open space, or by physical features such as grade change); Adjacencies to different neighborhoods or districts; and shading to or from neighboring properties.

See response above. Also, the preferred scheme forfeits over 20,000ft³ of volume on the first two floors to maintain a greater-than-required 15-foot setback from 70% of the west property line. At the rear of the property, where the proposed structure is closer to the property line, it is adjacent to a much taller 70-foot fir tree, which will result in a considerable step down in perceived height, bulk, and scale from the residential property to the subject commercial property.

CS2.D4 | MASSING CHOICES: Strive for a *successful transition between zones where a project abuts a less intense zone*. In some areas, the best approach may be to lower the building height, *break up the mass of the building*, and/or *match the scale of adjacent properties in building detailing*. It may be appropriate in other areas to differ from the scale of adjacent buildings but *preserve natural systems or existing features*, enable better solar exposure or site orientation, and/or make for interesting urban form.

The preferred scheme's massing responds to the adjacent LR1 zoning to the West, but also reflects the commercial zoning of the site and adjacent lots to the East. The massing is broken up by recessing the mass and height of the building adjacent to the residential zoning. The project also preserves two large 70+-foot fir trees which provide a natural buffer between the two zones.

CS2.D5 | RESPECT FOR ADJACENT SITES: Respect adjacent properties with design and site planning to *minimize disrupting the privacy and outdoor activities of residents in adjacent buildings*.

The preferred scheme respects the privacy of the adjacent property to the West by locating amenity space either at ground level, or South and East of the building, minimizing amenity space above the residential zoning. The balconies that do occur on the west facade of level 4 further serve to protect the privacy of the adjacent property's outdoor space by establishing a downward line-of-sight barrier from the windows of the proposed structure. The scheme also seeks to maximize the number of units that face either North or South, away from the residential zoning.

CS3.A4 | EVOLVING NEIGHBORHOODS: In neighborhoods where architectural character is evolving or otherwise in transition, explore way for new development to *establish a positive and desirable context for others to build upon in the future*.

The project establishes a successful context for commercial sites adjacent to low rise zoning by creating a form that steps down to the low rise zone in perceived height and bulk, uses non-required setbacks to transition to the existing context, and incorporates buildings forms and vocabulary that bridge the commercial and residential context.

PUBLIC LIFE

PL1.B2 | PEDESTRIAN INFRASTRUCTURE: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

The preferred scheme provides an elevated entrance patio that connects to the public sidewalk by accessible ramps and stairs, activating as much of the street facing property line as possible.

PL2.A1 | ACCESS FOR ALL: *Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.* Refrain from creating separate "back door" entrances for persons with mobility limitations.

The primary entrance is located on NW 61st and is accessible via a ramp that connects at the highest grade to the West, and a stair connecting as close as possible to the commercial core and transit systems to the East. The patio opens into a lobby, providing a welcoming sense of arrival for residents and guests.

PL2.C | WEATHER PROTECTION: Overhead weather protection is encouraged and should be *located at or near uses that generate pedestrian activity such as entries*, retail uses, and transit stops.

In the preferred scheme a canopy is provided to protect the residential entry from the elements and help designate the residential entrance of the building.

PL3.A | ENTRIES: Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. *Design features emphasizing the entry as a semi-private space* are recommended and may be accomplished through signage, *low walls, and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.*

The entry patio is recessed, protected from the elements by an overhead canopy, and flanked by landscaping to provide a sense of entry for residents and guests. The entry patio is visually connected to the public sidewalk, but raised above to reflect the neighboring conditions and provide a sense of security and separation for residents.

CITYWIDE DESIGN GUIDELINES

DESIGN CONCEPT

DC1.C | PARKING AND SERVICE USES: Locate and design service entries, loading docks, and trash receptacles away from pedestrian area or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

The solid waste storage and recycling area is located at the rear of the site, adjacent to the neighboring commercial site's trash storage and accessible from the alley, mitigating it's impact on residents and nearby residential uses.

DC2.A | MASSING: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as the can accentuate mass and height. Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies; bay windows; porches, canopies or other elements; and/or highlighting building entries.

The overall massing of the preferred scheme is largely informed by the adjacent zoning, required setbacks, and access to the site. The structure is divided into two masses whose siting, materiality, and rooflines respond to the adjacent zoning and uses resulting in a unique, site-specific response.

DC2.B | FACADE COMPOSITION & BLANK WALLS: Design all building facades - including alleys and visible roofs - considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building. Avoid large blank walls along visible facades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

The preferred scheme is designed with each facade reflecting the adjacent use and zoning; commercial to the East and North, and residential to the West. Residential design elements such as a sloped roof with dormers and horizontal siding designate the residential nature of the building on the West facade while panels and a parapeted roofline correspond to the adjacent commercial zoning at the alley and to the East. Balconies on the street facing facades provide texture and scale. The zero lot line is broken up by materiality and patterning to mitigate it's size, as well as provide a coherent, unified connection between the street facing and alley facades.

DC2.C3 | FIT WITH NEIGHBORING BUILDINGS: Use design elements to achieve a successful fit between a building and it's neighbors.

See response above.

DC2.D | SCALE & TEXTURE: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front. Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture" particularly at the street level and other areas where pedestrians predominate.

The preferred scheme incorporates human scale materials and features such as horizontal lap siding, balconies, and canopies that relate the building to the streetscape and adjacent uses. The material palette is cohesive, visually interesting, and fits in with the neighboring buildings and pedestrian scale.

DC3.A1 | INTERIOR/EXTERIOR FIT: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

The exterior space at the streetscape is designed to fit in with the existing conditions along NW 61st and create an entry sequence that is both welcoming and secure for residents. Exterior amenity space to the West is below grade to provide privacy for the outdoor use of the adjacent lot, but also large enough to allow air and light into the basement units, in addition to offering private amenity space provided for residents.

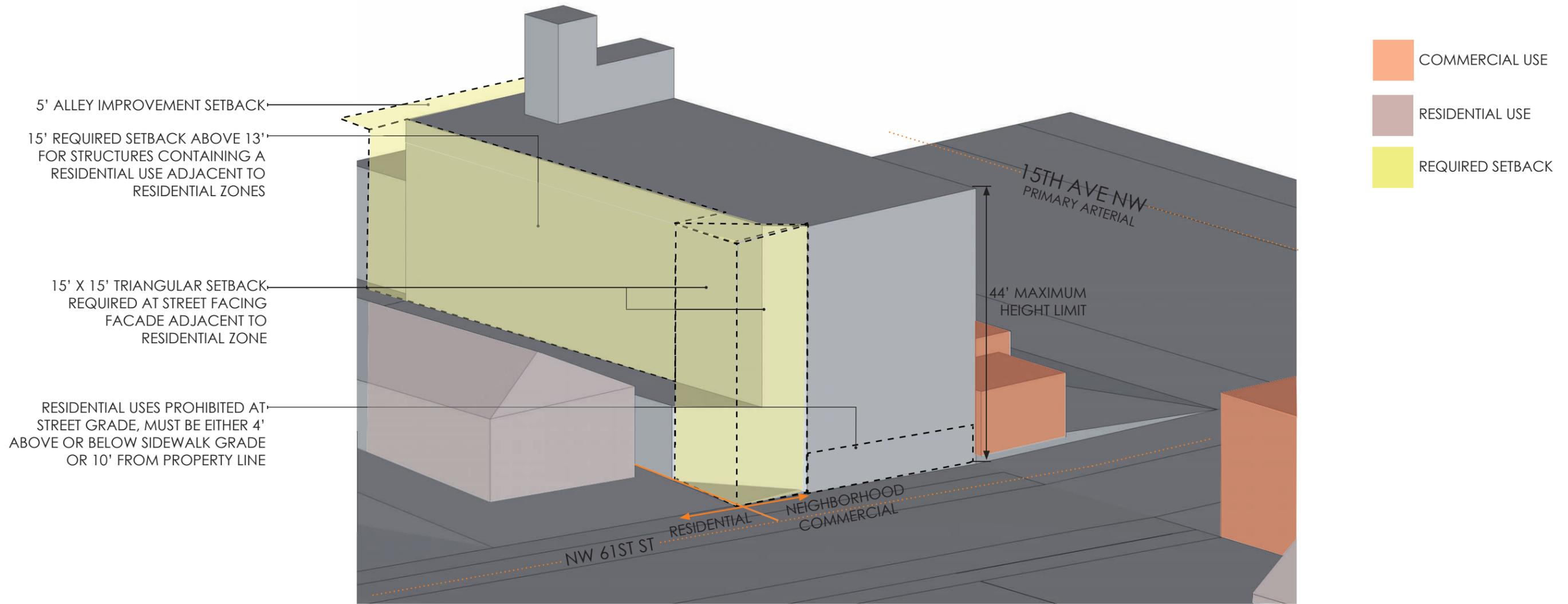
DC3.C3 | SUPPORT NATURAL AREAS: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife. If the site contains no natural areas, consider an open space design that offers opportunities to create larger contiguous open spaces and corridors in the future with development of other public or private projects.

The preferred scheme preserves and retains open space to the west of the proposed structure, enhancing the natural habitat created by a number of large neighboring fir trees. Along with the trees, this large contiguous open space on the site will be protected should future development take place in the neighborhood.

DC4.C | LIGHTING: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

The preferred scheme provides a recessed, covered entry that will allow the entry to be well lit for the safety and security of residents, while also shielding the light from causing glare on adjacent properties or additional light pollution in the night sky.

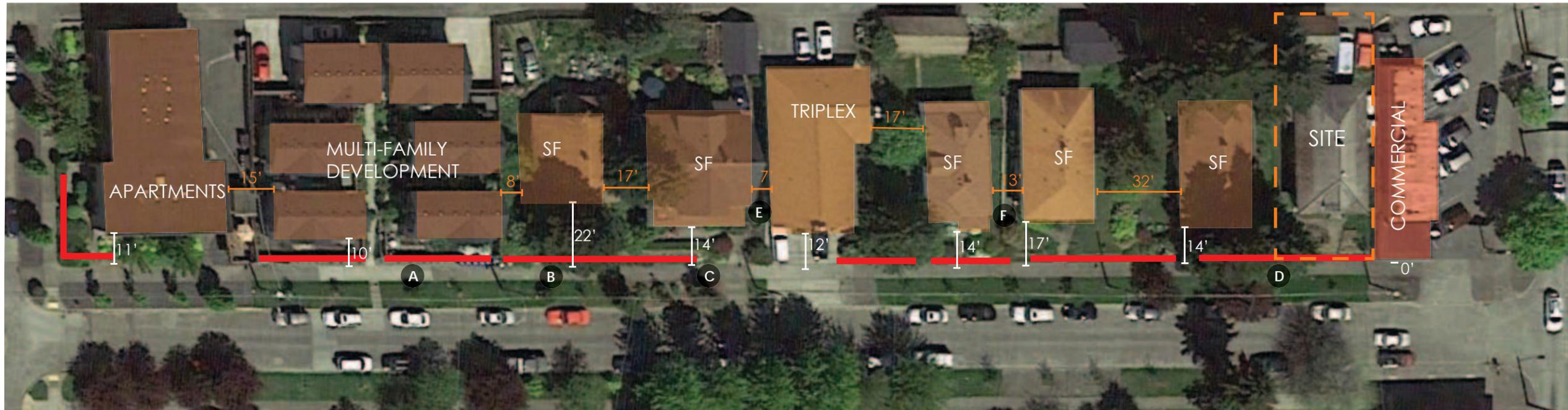
REQUIRED SETBACKS & RESTRICTIONS



Existing retaining wall or rocky condition holding back property grade alongside sidewalk

Approximate building separation

Approximate setback from sidewalk



Various retaining walls or rocky conditions along the North side of NW 61st



A



B

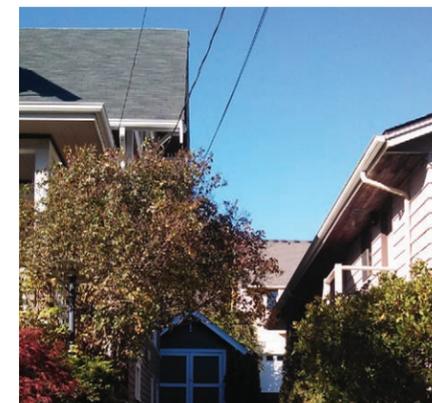


C



D

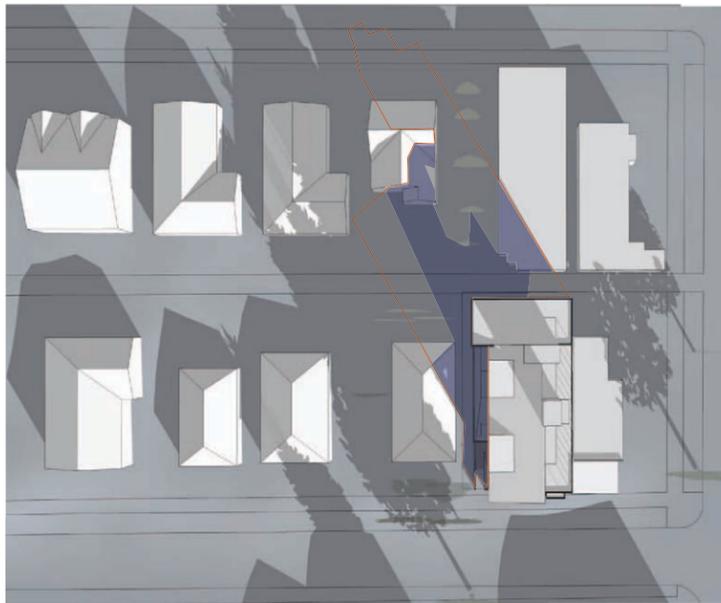
Typical Building separation along the North side of NW 61st



E

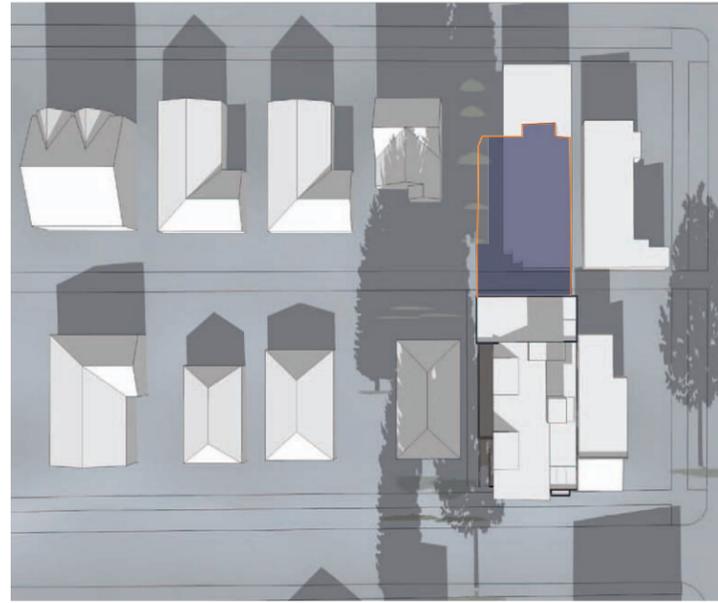


F



PREFERRED SCHEME | 10AM
WINTER SOLSTICE | DEC. 21

EVEN IN THE MORNING OF DEC 21 THE STRUCTURE ONLY ADDS ADDITIONAL SHADOW TO THE SE CORNER OF THE NEIGHBORING PROPERTY TO THE NW. EXISTING TREES ALREADY SHADE MUCH OF THE ADJACENT PROPERTIES.



PREFERRED SCHEME | 12PM
WINTER SOLSTICE | DEC. 21

BY NOON THE STRUCTURE'S SHADOW IS CAST ONLY ON THE ADJACENT COMMERCIAL PROPERTY TO THE NORTH. EXISTING TREES SHADE THE ADJACENT PROPERTY TO THE NW.



PREFERRED SCHEME | 2PM
WINTER SOLSTICE | DEC. 21

IN THE AFTERNOON, THE STRUCTURE'S SHADOW HAS MOVED EAST AND SHADES ONLY THE 15TH AVE. COMMERCIAL CORRIDOR.



MAXIMUM ZONING ENVELOPE | 10AM
WINTER SOLSTICE | DEC. 21



MAXIMUM ZONING ENVELOPE | 12PM
WINTER SOLSTICE | DEC. 21



MAXIMUM ZONING ENVELOPE | 2PM
WINTER SOLSTICE | DEC. 21

OPTION A

CODE COMPLIANT, NO DEPARTURES

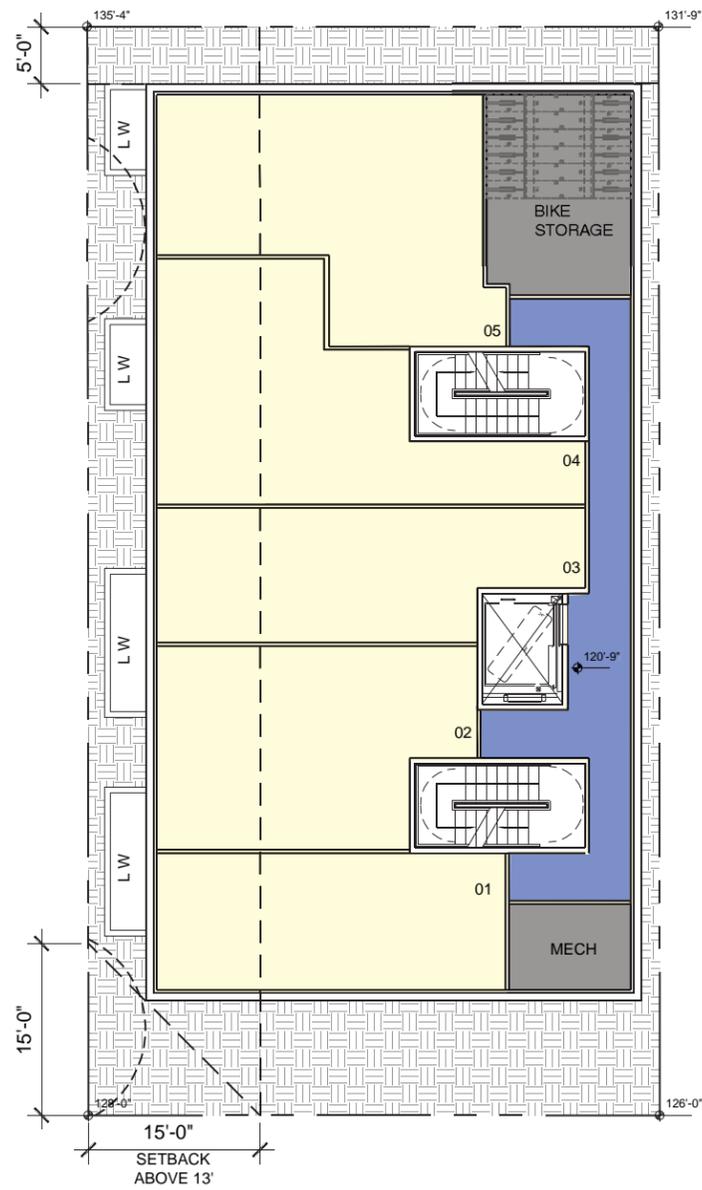
HEIGHT - 39'-11"
 UNITS - 31
 PARKING - Not provided

PROS:

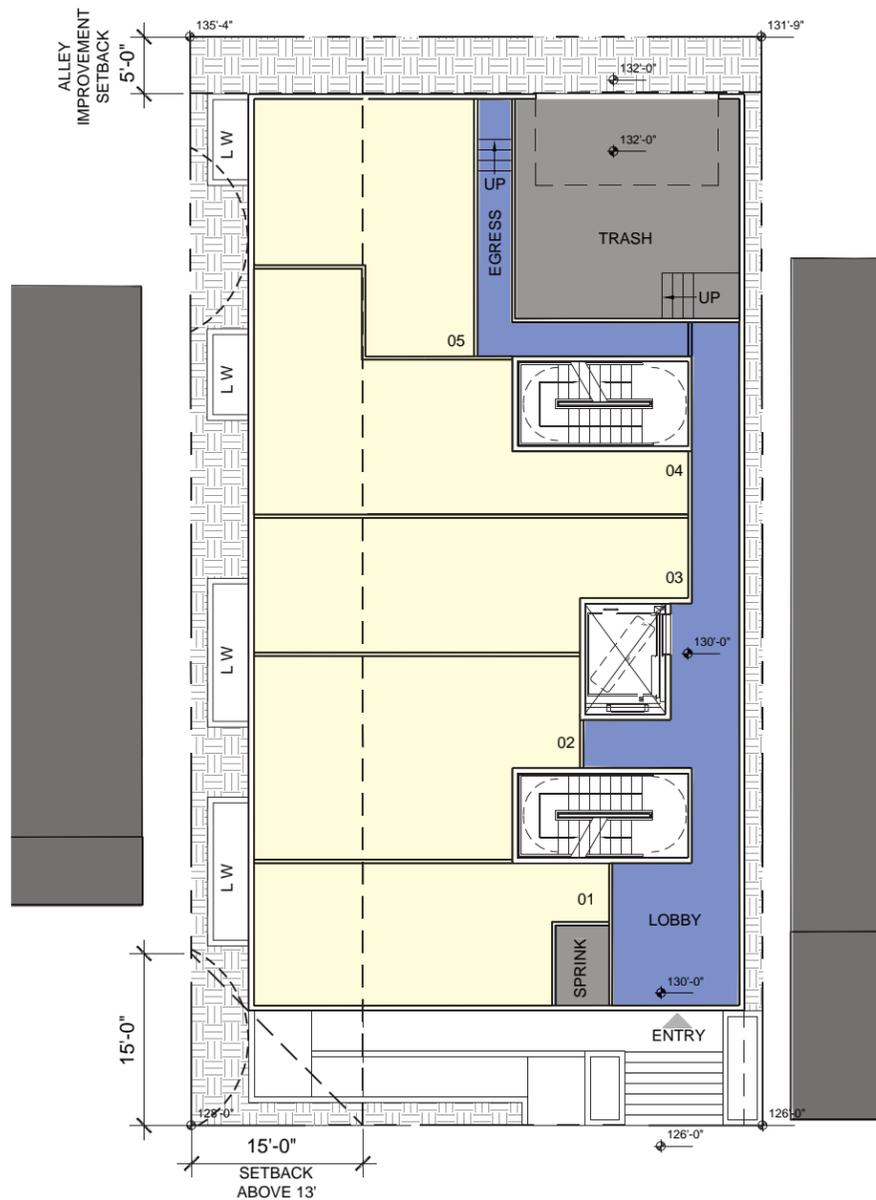
- Code compliant
- Provides outdoor space for maximum number of units as West facing decks
- Preservation of adjacent trees

CONS:

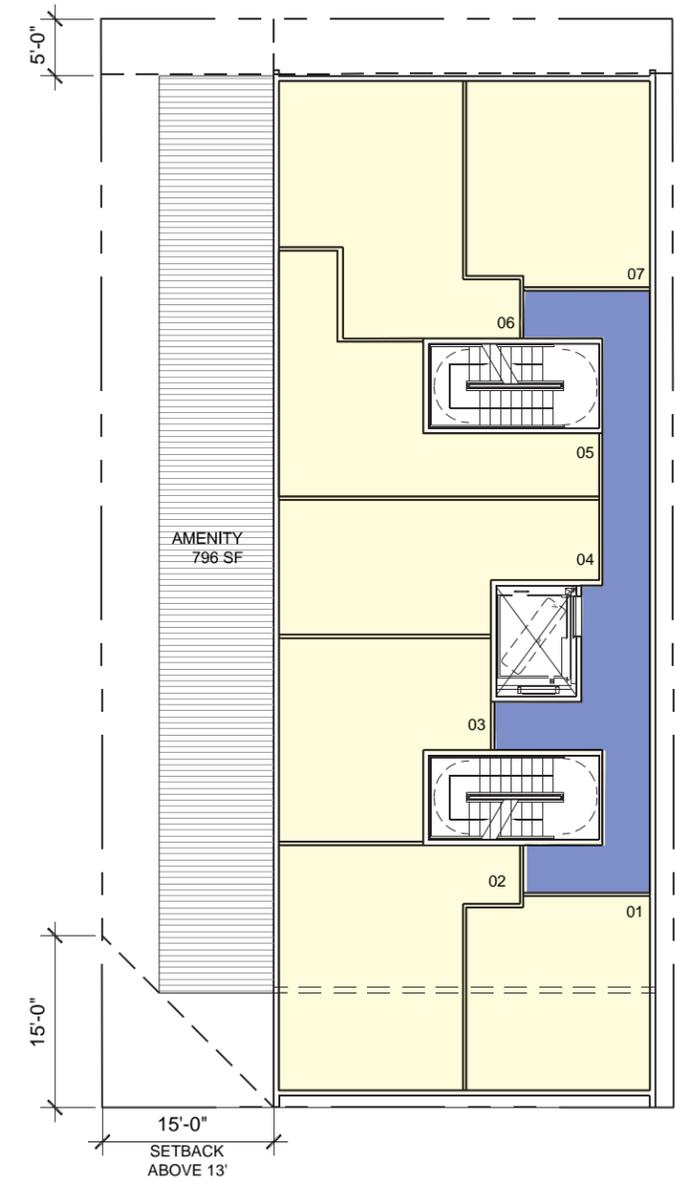
- Light wells required for basement units
- All amenity space and decks are orientated towards the residential zoning to the West.
- Archetype is an anomaly along NW 61st



FLOOR PLAN BASEMENT



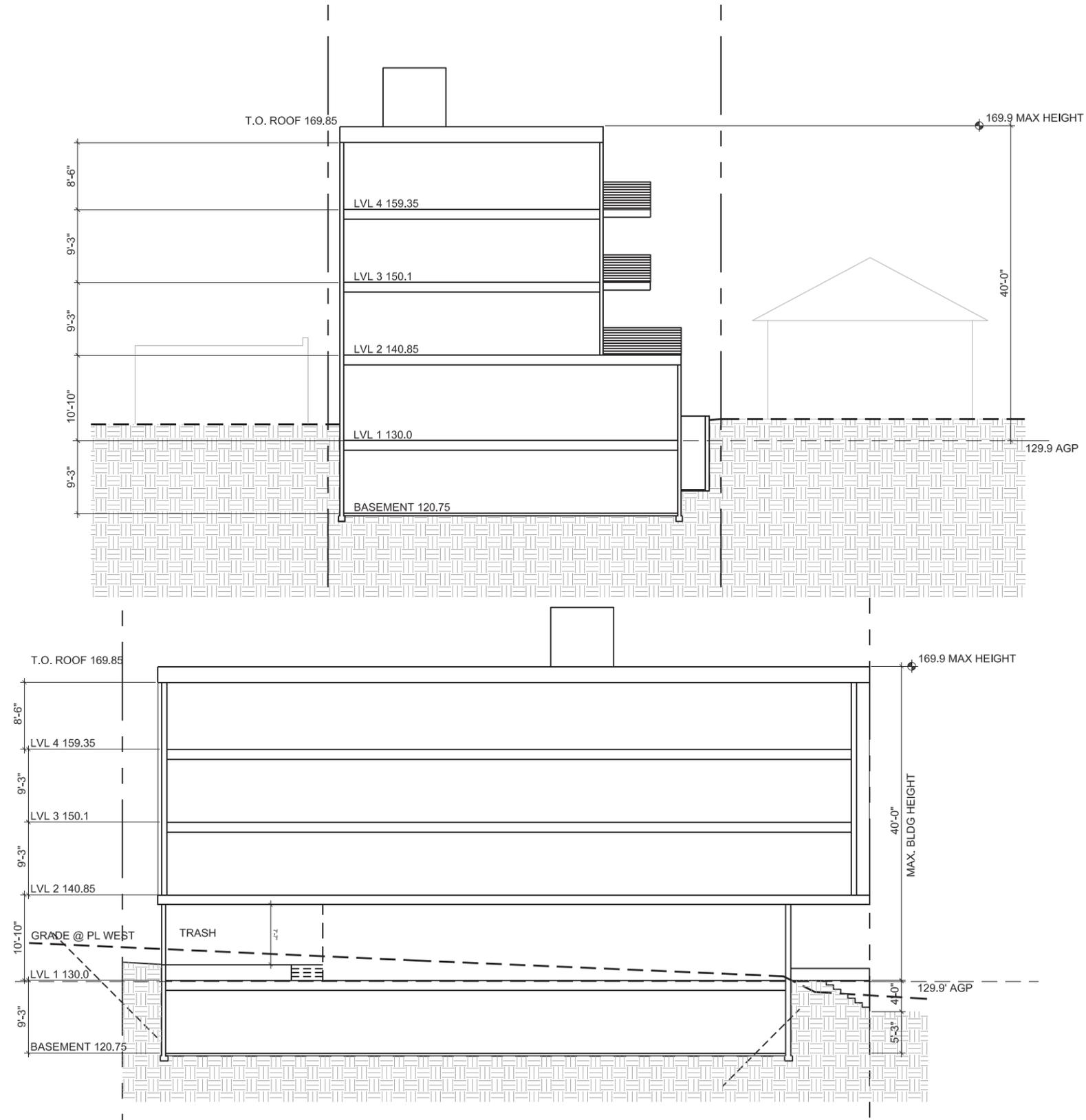
FLOOR PLAN LEVEL 1



FLOOR PLAN LEVEL 2-4



OPTION A



OPTION A



OPTION B

DEPARTURE: WEST 15' SETBACK

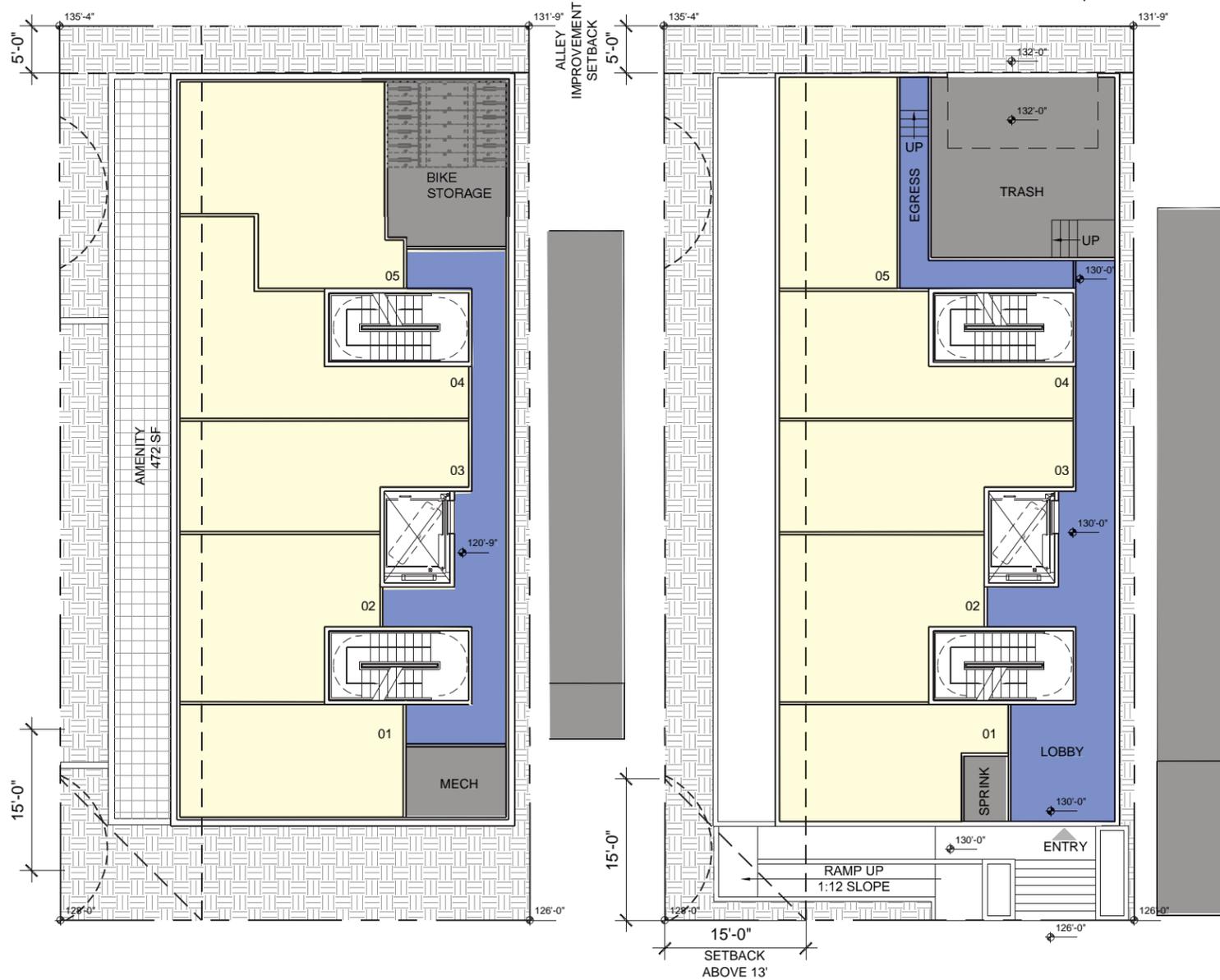
HEIGHT - 44'-0"
 UNITS - 33
 PARKING - Not provided

PROS:

- Amenity space is provided in multiple locations, with the majority at basement level or facing South.
- Encroachment departure allows more units to be oriented to the North and South
- No light wells are required of basement units
- Setback at top floor provides transition to adjacent residential zoning
- preservation of adjacent trees

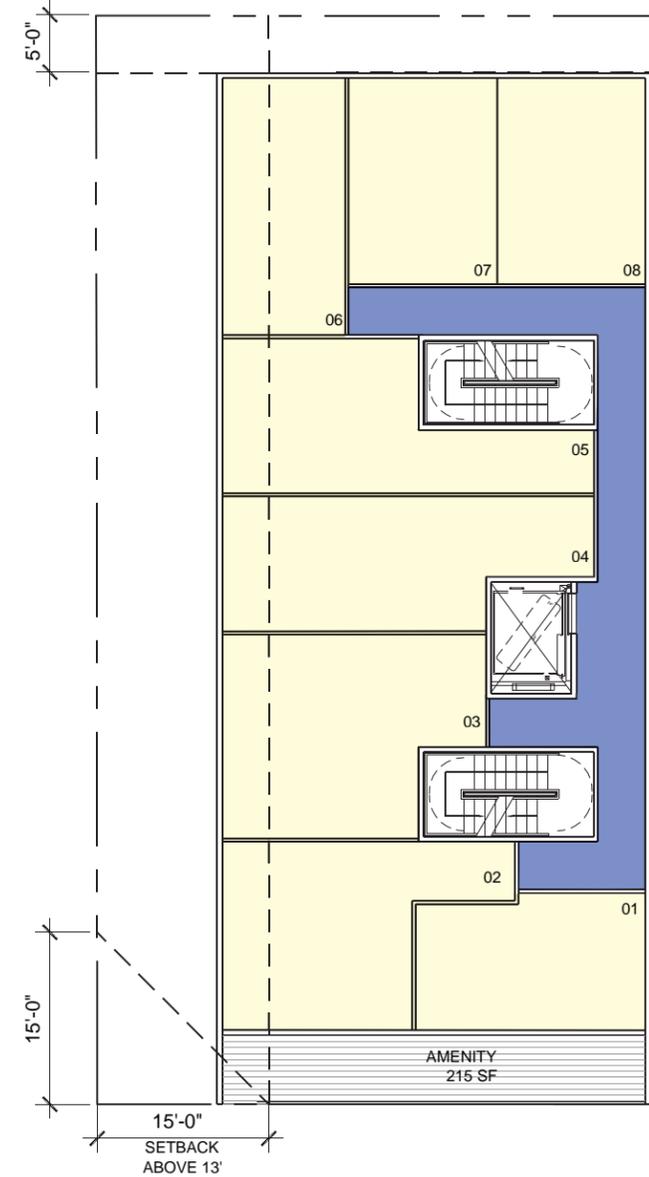
CONS:

- Archetype is an anomaly along NW 61st

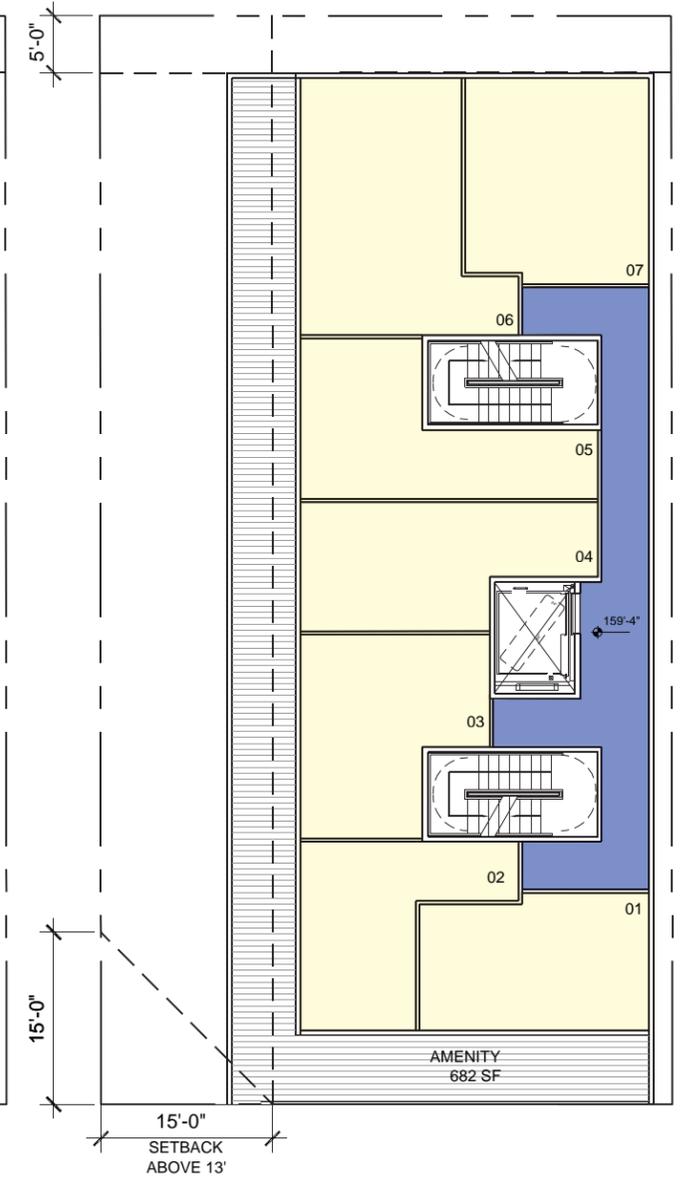


FLOOR PLAN BASEMENT

FLOOR PLAN LEVEL 1



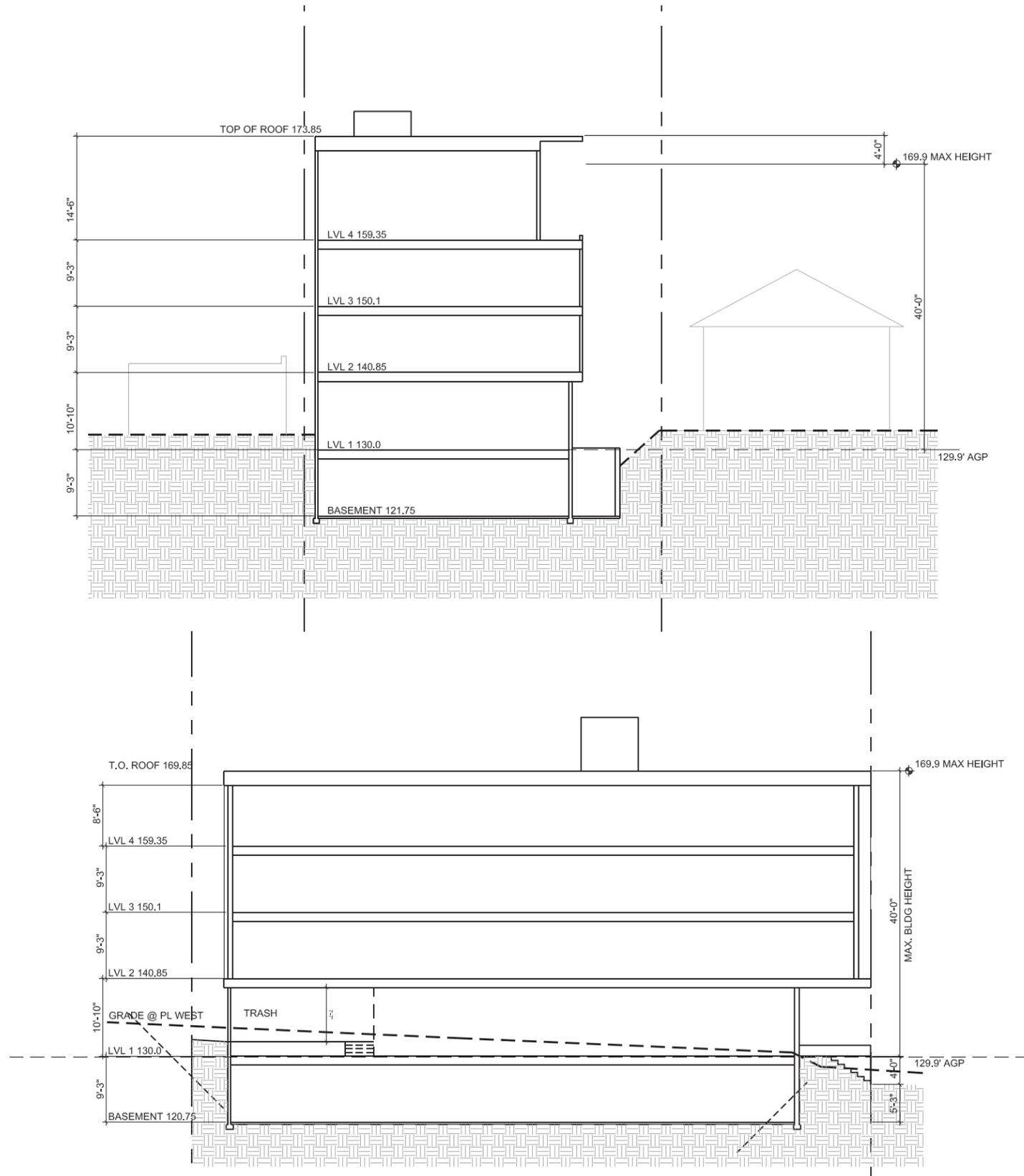
FLOOR PLAN LEVELS 2 - 3



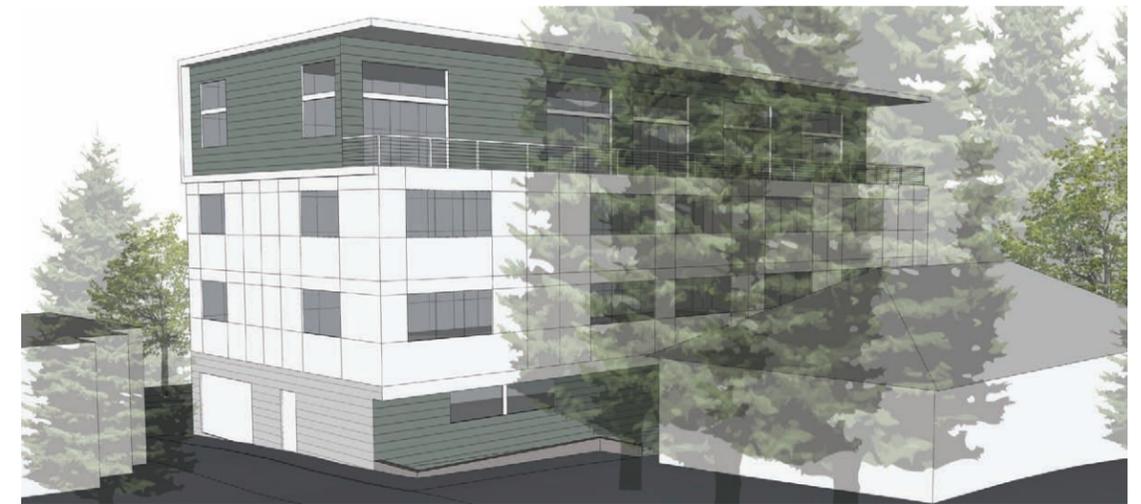
FLOOR PLAN LEVEL 4



OPTION B



OPTION B



**OPTION C
(PREFERRED)**

DEPARTURE: WEST 15' SETBACK

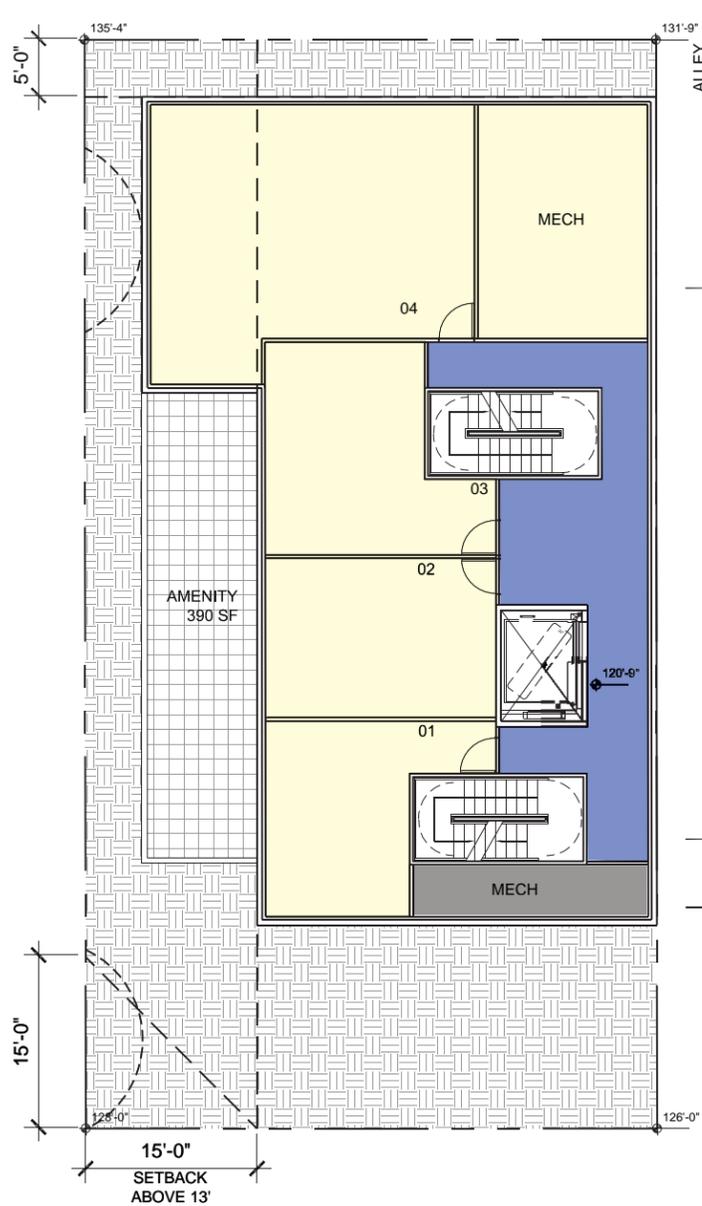
HEIGHT - 44'-0"
 UNITS - 33
 PARKING - Not provided

PROS:

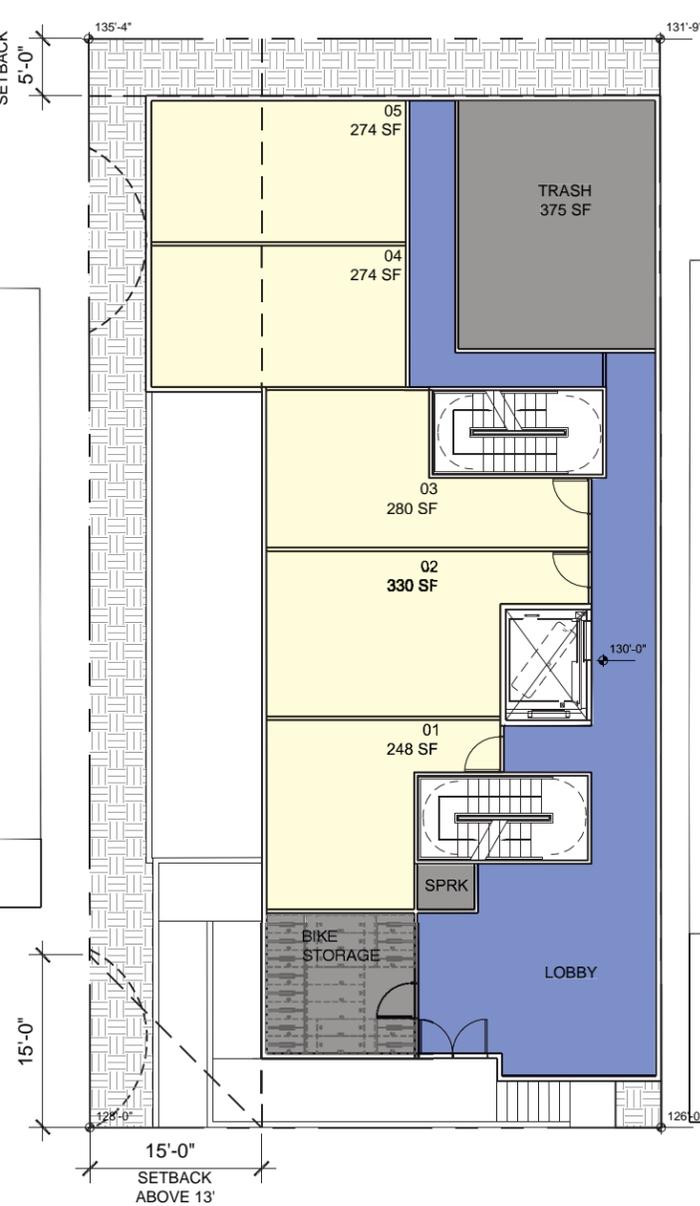
- Massing relates to adjacent zoning, commercial massing and roofline to North & East, residential massing and roofline to West.
- Amenity space is located at ground level and roof deck
- No light wells are required for basement units
- Preserves adjacent trees

CONS:

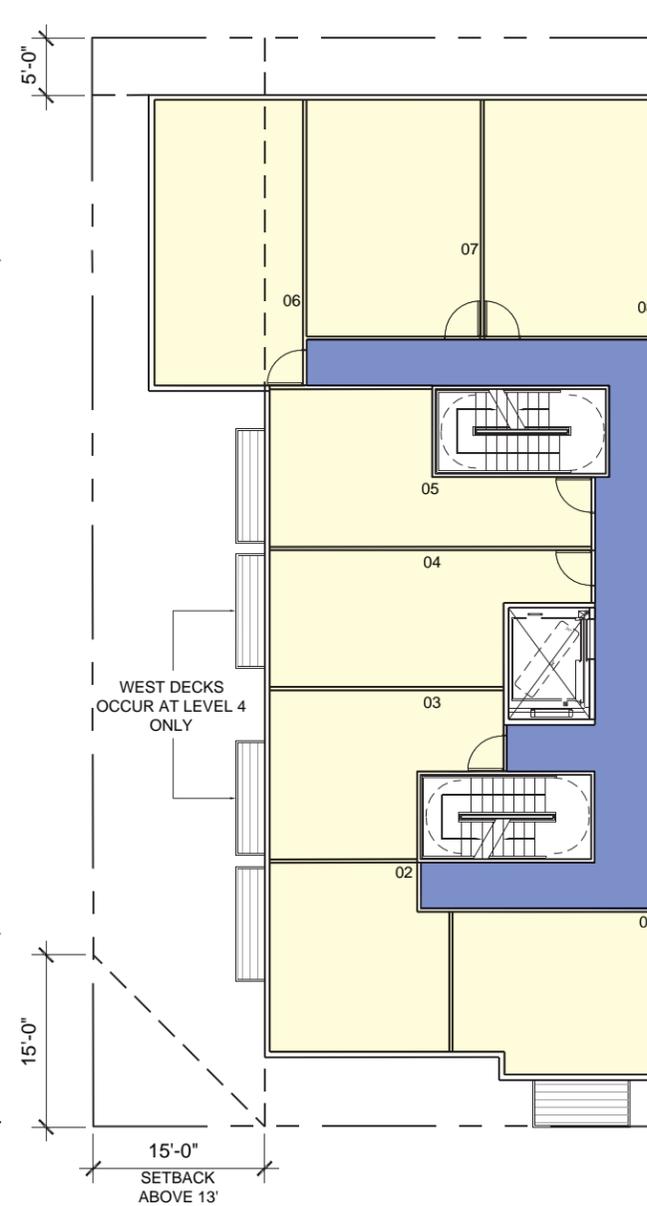
- Less unified geometry and building massing
- Stair and Elevator penthouses add to perceived height of the building



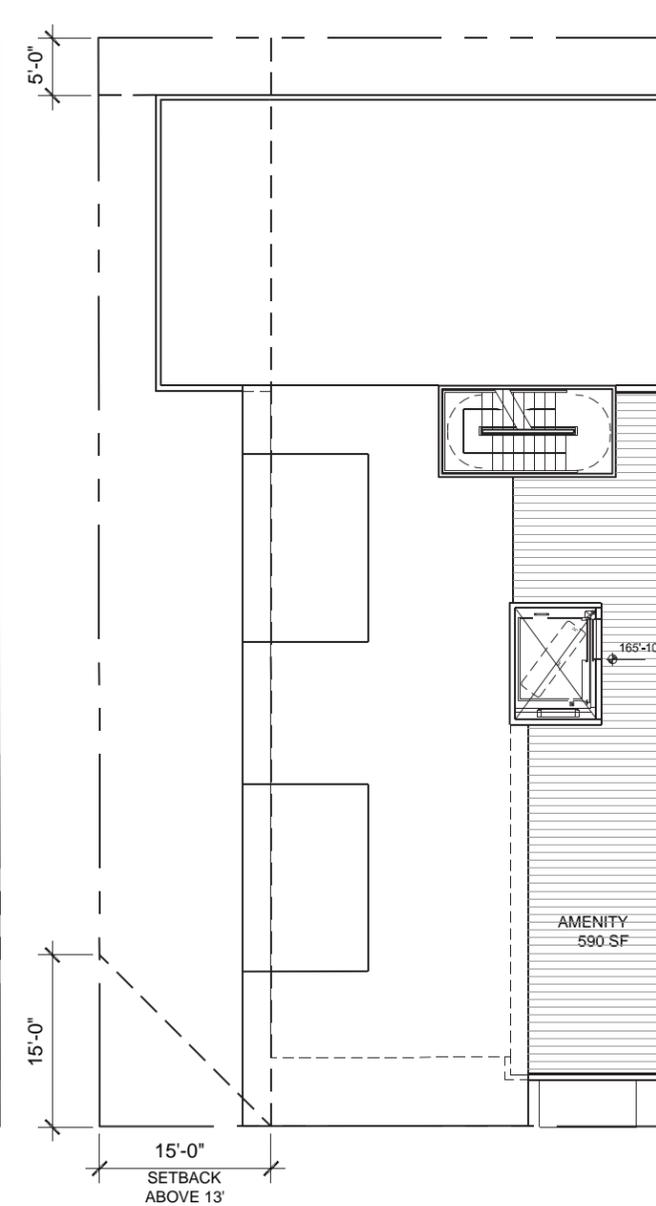
FLOOR PLAN BASEMENT



FLOOR PLAN LEVEL 1



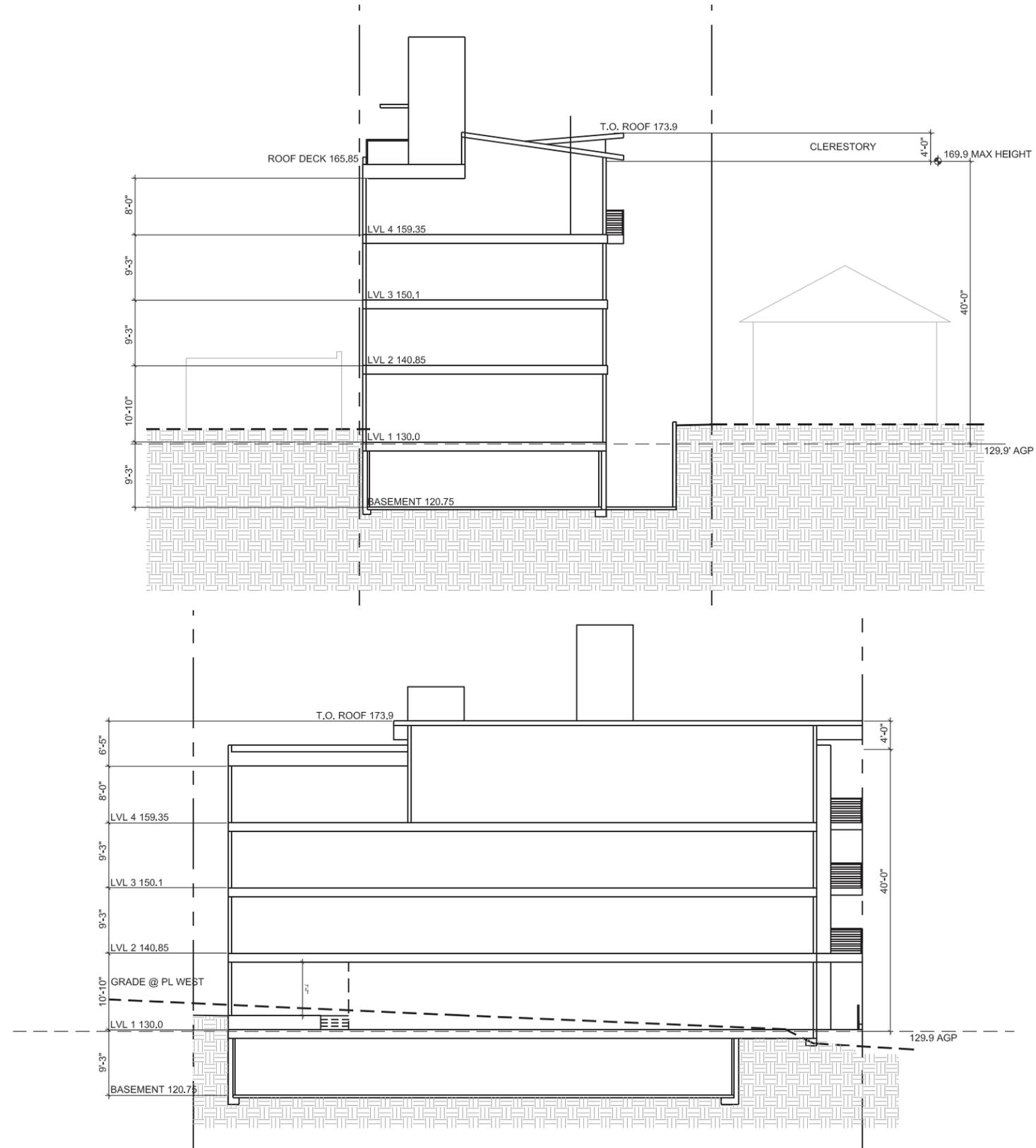
FLOOR PLAN LEVELS 2-4



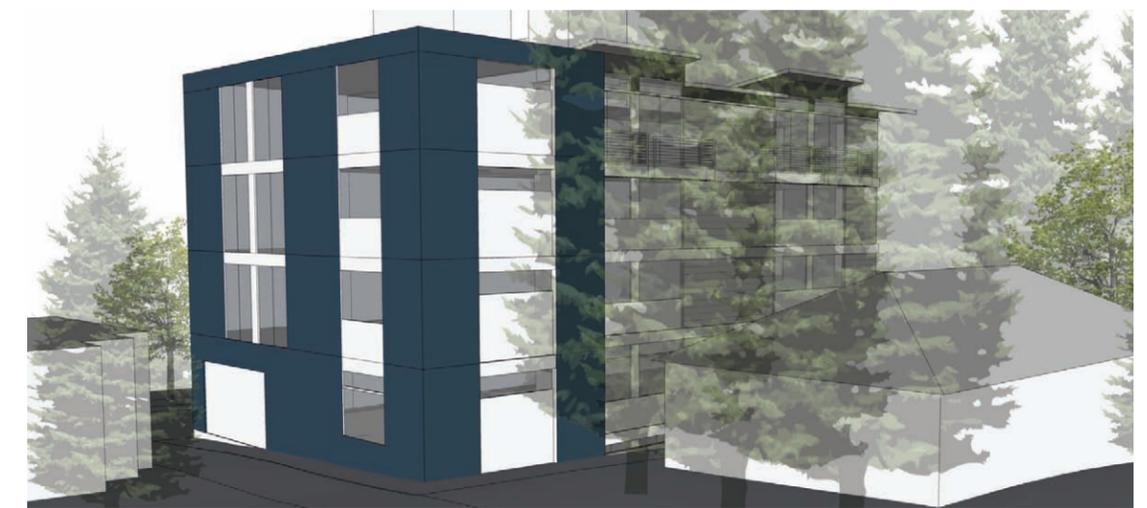
ROOF PLAN



OPTION C
(PREFERRED)



OPTION C
(PREFERRED)



REQUESTED DEPARTURE

DEPARTURE:

Zoning Provision SMC 23.47A.014.3

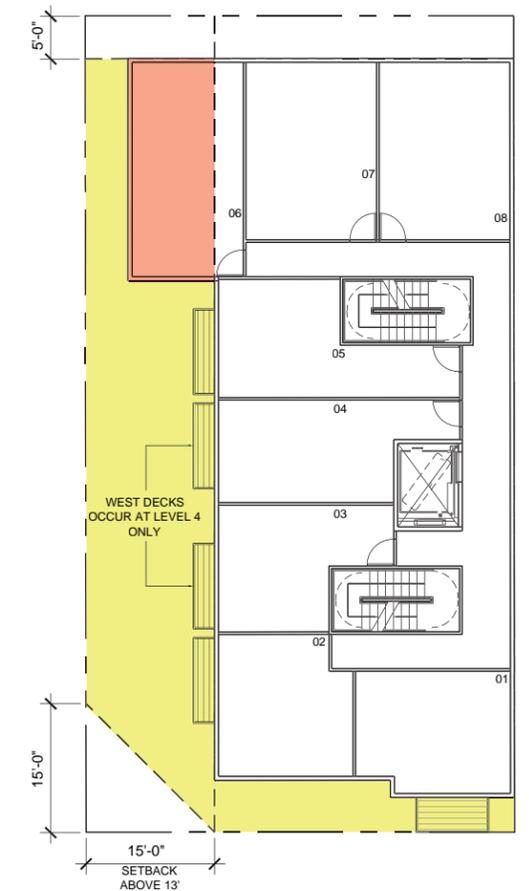
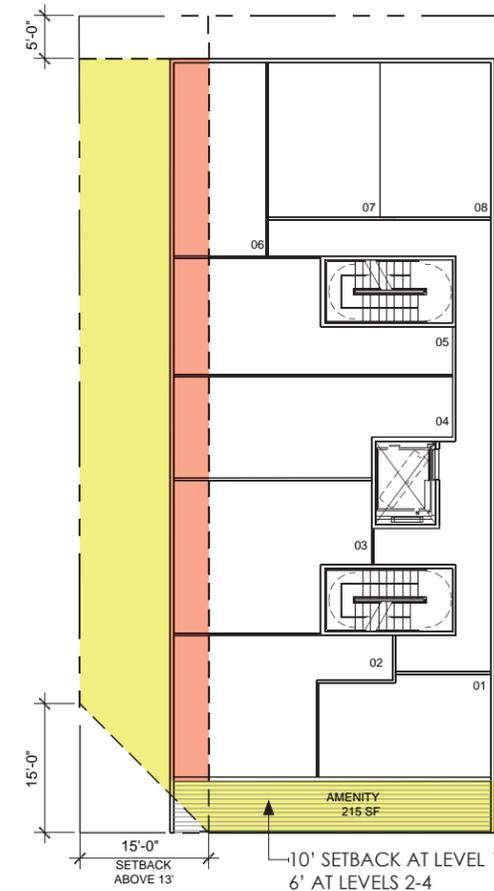
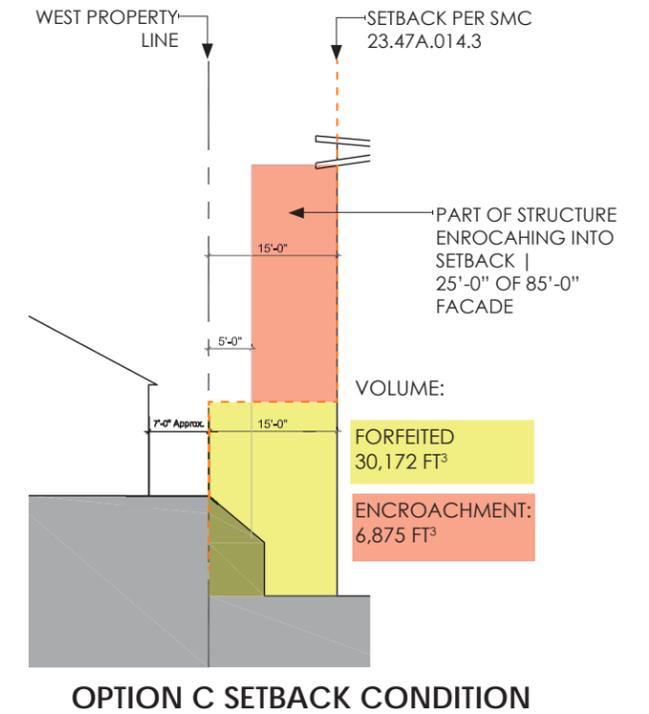
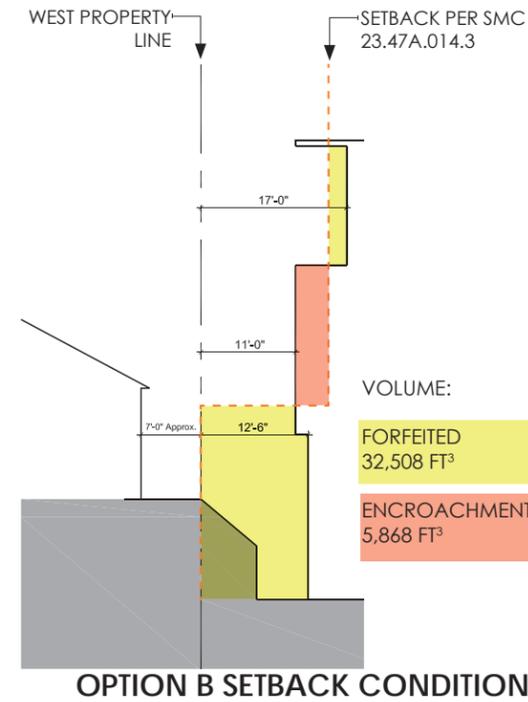
For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, as follows:

- a) Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet

JUSTIFICATION:

The applicant seeks relief from this requirement for the following reasons:

During the Early Design Guidance Meeting on August 25th, the board expressed concern about the impact of West facing balconies on the privacy of the adjacent residential site. In response to the board's guidance, the applicant seeks to place amenity area at the ground plane by providing a greater than required setback at ground level. On both schemes requesting a departure (B & C) the applicant has held the structure back at Levels B & 1, though no setback is required below 13'-0". 1506 NW 61st St is a narrow site and the 15'-0 setback on the West property line accounts for 30% of the site area. In order to offset the loss of building area created by setting back levels B & 1, the upper levels extend into the required setback. (See figure A & B for specific dimensions and setbacks provided) The wider building on levels 2-4 also allows for units at the ends of the building to have amenity area and/or views directed North & South, away from the adjacent residential site.





OPTION A |

- 31 Units
- Code Compliant
- Amenity space provided at West facing decks on Level 2, 3, & 4

OPTION B |

- 33 Units
- Requested Departure: 4' encroachment into West setback at levels 2 & 3
- Amenity space provided at basement level sunken court and South facing deck at levels 2, 3, & 4.

OPTION C | PREFERRED

- 33 Units
- Requested Departure: 10' encroachment into West setback for 25'-0"
- Private amenity space provided at basement level sunken court and South facing decks on levels 2, 3, & 4.
- Common amenity space provided at roof deck.

WORK EXAMPLES

JANETTE APD | ARCHITECT

